



ALAMEDA COUNTY CONGESTION MANAGEMENT AGENCY

1333 BROADWAY, SUITE 220 • OAKLAND, CA 94612 • PHONE: (510) 836-2560 • FAX: (510) 836-2185
E-MAIL: mail@accma.ca.gov • WEB SITE: accma.ca.gov

*July 13, 2009
Agenda Item 5.1*

Memorandum

DATE: June 25, 2009

TO: Administration and Legislation Committee

FROM: Stephen Haas, Project Manager

SUBJECT: Route 84/ Ardenwood Boulevard Park and Ride Lot Project (Regional Measure 2 Project 29.5) Quarterly Construction Status Report

Action Requested

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. It is recommended that the Committee review and approve the attached Quarterly Construction Status Report for activities through June 30, 2009.

Discussion

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to, demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. Attached is the Quarterly Construction Status Report for activities through June 30, 2009.

Attachment

Ardenwood Park & Ride Lot Expansion Project
Quarterly Construction Status Report
For
April 1st, 2009 through June 30th, 2009

PROJECT DESCRIPTION

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to, demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

SUMMARY STATUS

The project was advertised on June 3, 2008, bids were opened on July 7, 2008. A total of seven bids were received and the lowest responsive bid was received from O. C. Jones, Inc. (OCJ) at \$1,620,446.35. The CMA board authorized award of the contract to OCJ on July 31, 2008. The notice to proceed was issued on September 4, 2008 with September 18, 2008, as first day of construction.

The City of Fremont (COF) issued a demo permit on October 1st, 2008 and a plumbing permit on October 30, 2008 which allowed the Contractor to clear the site and perform rough grading. This work was completed on November 18, 2008. Construction work was suspended on November 19, 2008 pending a final COF Building Permit, which was issued on January 14, 2009. Construction resumed on January 19, 2009. Excepting four working days, the project was suspended from January 22 to March 11, 2009 due to inclement weather.

Contractor has completed construction of the new portion of the park & ride lot. During a bus driver's test run held by AC Transit on May 29th it was determined that several changes to the striping and curb & gutter are necessary for the buses to cleanly navigate through the bus stop area. The project designers have proposed several changes, the Contractor has started the repairs and is expected to complete the modifications by July 13th. The new lot is now scheduled to open on July 20, 2009. The existing lot will then be closed for rehabilitation. Park & ride lot construction should be completed by August 21, 2009.

The project scope has been expanded to include a restroom for AC Transit drivers, to place "NextBus" signs in the bus stop shelters and to place a Changeable Message Sign (CMS) on westbound Route 84. MTC has approved these changes and the project design team is preparing revised project plans. These items of work will be implement via CCO.

CONTRACT AND CONSTRUCTION STATUS

Ardenwood Park 7 Ride Lot Expansion Project (Contractor: O.C. Jones & Sons) (CMA Project 403.0; Regional Measure 2 Project No. 29.5)

- **Contract Status:** The contract was awarded in the amount of \$1,620,446.35 on July 31, 2008. The contract is currently estimated to be completed by August 21, 2009.
- **Construction Status:** Contractor has completed construction of the new portion of the park & ride lot (Stage I). Further progress cannot be made until all repairs are completed in the new lot so that the traffic switch can take place. Soon after Contractor will start working on the rehabilitation of the existing Caltrans lot (Stage II). The switch is currently scheduled for July 20, 2009. Park & ride lot construction should be completed by August 21, 2009 (Both Stage I & II).

Financial Status

This section of the report includes a review of the project construction budget as well as a review and overall status of Contract Change Orders (CCOs).

Budget and Expenditure Summary

Contract Change Order work has been authorized by the CMA to cover permit fees, PG&E fees and to make staff approved field changes as identified by the Contractor or resulting from COF permit review. These items were either specifically identified to be owner reimbursed or not shown as Contractor's responsibility.

The CMA board authorized an additional \$110,000 in contingencies for changes to the contract plans resulting from the City of Fremont's review comments and \$110,000 for construction of the AC Transit Restroom and other items at the May 28, 2009 Board Meeting.

The status of the projects change orders is summarized in the following table:

Project No. 403.0 - Ardenwood Park & Ride Project

Construction Bid Price (O. C. Jones, Inc.):	\$ 1,620,446.35
Contingency and Budget Adjustment:	\$ 385,000.00
Total Construction Cost:	\$ 2,005,446.35

Status of Contract Change Orders (CCO) and Supplemental Work*						
CCO No.	DESCRIPTION	Payment Method	Time	Amount	Paid to date	Budget Remaining
	CCO Budget and Budget Adjustment					\$ 385,000.00
1	PG&E and CT Permit fees paid by OCJ	LS	0	\$9,451.01	\$9,451.01	\$ 375,549.00
2	Air Conditioning Unit for Guard Booth	LS	0	\$1,402.38	\$1,402.38	\$ 374,146.62
3	Opening Ceremony Expenses	LS	0	\$1,087.30	\$1,087.30	\$ 373,059.32
4	Batting Cage CIDH Foundation Removal	LS	0	\$3,669.65	\$3,669.65	\$ 369,389.67
5	City Encroachment Permit Fee	LS	0	\$1,266.41	\$1,266.41	\$ 368,123.26
6	Additional Retaining Wall Posts and Hardware (C)	LS	0	\$22,910.95	\$22,910.95	\$ 345,212.31
7	Underdrain Sump Pump (C)	LS	0	\$23,137.58	\$23,137.58	\$ 322,074.73
8	Bio-Swale High Permeability Soil (C)	LS	0	\$23,613.91	\$23,613.91	\$ 98,460.82
9	Bio-Swale Underdrain System (C)	LS	0	\$24,506.3	\$24,506.3	\$ 273,954.52
10	Subgrade Elevation Changes	LS	0	\$8,023.86	\$8,023.86	\$ 265,930.66
11	Resolution of Add'l Misc. Fremont Comments (C)	LS	0	\$14,859.60	\$14,859.60	\$ 251,071.06
12*	10" Storm Drain & Conc. Cap (C)	LS	0	\$8,731.30	0	\$ 242,339.76
13*	Adj AB Grades at Conform	LS	0	\$2,923.31	0	\$ 239,416.45

14*	CCTV Revisions	LS	0	\$5,000	0	\$ 234,416.45
15*	PGE & ATT JT Installation	LS	0	\$25,000	0	\$ 209,416.45
16*	Rest Room Utilities (Excluding Elec.)	LS	0	\$25,000	0	\$ 184,416.45
17*	Bus Shelter Conc. & Elec. Conduit Rev.	LS	0	\$1,500	0	\$ 182,916.45
18*	Rest Room Bldg, Conc., Landscaping, etc	LS	0	\$75,000	0	\$ 107,916.45
19*	Storm Drain Screens at Headwalls (C)	LS	0	\$1,500	0	\$ 106,416.45
20*	Power to the sump pump (C)	LS	0	\$25,000	0	\$ 81,416.45
21*	Revise Pavement Section	LS	0	\$50,000	0	\$ 31,416.45
22*	Temp CMS Sign & Delineators for Opening	LS	0	\$3,500	0	\$ 27,916.45
23*	Temp Power Generator	LS	0	\$5,000	0	\$ 22,916.45
25*	Ardenwood Blvd. Intersection Modifications	LS	0	\$10,000	0	\$ 17,916.45

(C) – Change Resulting from City of Fremont Review Comments

***Estimated amount, CCO number may change.**

Schedule Status

The contract contains 120 working days. Current estimate of the delay to the project schedule due to the City of Fremont building permit is 37 working days. In addition, the project has been delayed due to weather for 30 working days. As of June 1, 2009 all critical path items are on hold pending resolution of the bus access issue, necessary striping and curb revisions are scheduled to be completed by July 13 resulting in an additional delay of 29 working days. The tentative completion date is August 21, 2009. Additional time due to the Contract Change Orders has been deferred until the completion of work in both parking lots.

Outstanding Issues/Disputes/Claims

A notice of potential claim has been filed by the contractor for delays relating to acquisition of the City of Fremont building permit. A tentative resolution between the CMA and the Contractor has been reached and it is expected that the dispute will be resolved shortly with the issuance of a future CCO.